

TO LET

Appealing Central Office Suite with Parking A Blend of Historic Character & Contemporary Design

891 sq.ft. (82.80 sq.m.)



Part Ground Floor & First Floor Bathurst House, Smythen Street, Exeter EX1 1BN

Location:

Exeter is the financial and commercial centre of the South West. The Cathedral and University City has a resident population of approximately 115,000 with a further catchment population of circa 475,000 within a forty five-minute drive of the City Centre. Exeter is also a popular tourist destination, within a short driving distance of picturesque open countryside, the Dartmoor National Park and attractive coastal towns and villages.

The premises are located in Smythen Street at the rear of Fore Street in central Exeter. Fore Street forms an extension of the High Street, Exeter’s prime shopping area. There are a number of independent, regional and national retailers represented in Fore Street. Smythen Street has a small public car park and is characterised by mixed commercial and residential occupiers.

Description:

This historic building has been tastefully and sympathetically refurbished in recent years to retain the appealing character of the original building whilst providing occupiers with a good standard of comfort and convenience.

The accommodation comprises an open plan suite on the first floor, together with a separate office or meeting room on the ground floor. The suite features ornate exposed timber beams and central heating, and provides a small kitchenette area for tea making facilities. There are shared toilet and shower facilities on the ground floor. The suite benefits from two car parking spaces in the private parking area to the side of the building.

Accommodation:

The accommodation can be summarised as follows:
(Average dimensions were taken and all areas are approximate)

ACCOMMODATION	Metric (sq.m.)	Imperial (sq.ft.)
<i>Ground Floor</i>		
Office / Meeting Room	8.27	89
<i>First Floor</i>		
Open Plan Office	74.53	802
Shower / WC’s (shared)	-	-
Total Accommodation	82.80	891

Terms:

The suite is available on an Internal Repairing and Insuring lease for a term to be negotiated at a commencing rental of £9,950 per annum exclusive. VAT is not applicable.

Business Rates:

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value:	£9,100
Rates Payable for 2010 / 2011:	£3,704

It is possible that the rates payable may be lower than the figure indicated above if the tenant qualifies for Small Business Relief. Applicants are advised to contact the Valuation Office Agency (VOA) for further rating details.

Legal Costs:

Each party to bear their own legal costs incurred with the transaction.

Viewing:

For further information, or to view the premises, please contact Mark Beskeen or Iain Biddlestone at Haarer Goss.

Haarer Goss

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Location Plans – Bathurst House, Smythen Street, Exeter

